

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R39146

Property Information

property address: 3511-3609 S TEXAS AVE
legal description: RIDGECREST, BLOCK 2, LOT 1 (PT OF), "RIDGECREST SHOPPING CENTER"
owner name/address: HSIEH, MARTIN ETAL
2903 CHERRY CREEK CIR
BRYAN, TX 77802-2929
full business name: See Back
land use category: Commercial-retail type of business: Strip center
current zoning: C2 occupancy status: occupied
lot area (square feet): 55,778 frontage along Texas Avenue (feet):
lot depth (feet): sq. footage of building: 22,034
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 11 # of stories: 1
type of buildings (specify): brick
building/site condition: 3
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)
approximate construction date: accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☒ dilapidated ☐ abandoned ☒ in-use
of signs: 6 type/material of sign: 4 - E/W ; 1 - wood ; 1 - metal
overall condition (specify): good/fair poor fair
removal of any dilapidated signs suggested? ☒ yes ☐ no (specify) wood sign - falling apart

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 52
lot type: ☐ asphalt ☒ concrete ☐ other
space sizes: 8x14 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: fair
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 3 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: all concrete

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:

Texas Jewelry & Loans; Flexible Mirrors Nails & Haircare; Smokin' Ties;
Fly 'N High Sports; University Style Shop; Victor's Shoe & Boot Repair;
Outstanding Styles; The Mattress Factory